

# RESOLUTION 20-120

## Testimony

**MISC. COM. 468**

ZH



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The Honorable Ron Menor, Chair  
And Council Members  
Committee on Zoning, Planning and Housing  
Honolulu City Council  
530 S. King St., 2<sup>nd</sup> Floor  
Honolulu, HI 96813

**Subject: Support for Resolution 20-120 CD1 - Amending the Downtown  
Neighborhood Transit-Oriented Development Plan  
Liliha Square TMK: (1) 7-023:008**

Dear Committee Chair Menor and Council Members:

We strongly support Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan, including the proposed CD1 amendments.

Liliha Square Shopping Center is part of the mixed use Liliha Square condominium complex located on at the mauka-Diamond Head corner of Liliha Street and Vineyard Boulevard (TMK: 1-7-023:008). The property was developed in the early 1970's as a mixed-use development of residential and commercial uses.

The owners are considering future planning and redevelopment of their Liliha properties with the potential for increased height (400 ft) and density. The amendments included in Resolution 20-120 CD1, will allow the owners the flexibility to plan a development to incorporate a wider range of uses to support workforce housing, including an elder care component. This vision fits squarely with Liliha's history as a community of multi-generational working families. Many immigrant families began their lives in the Liliha area, creating the diversity of Chinatown, Liliha and Kalihi.

Adopted in 2017, the City's Downtown Transit-Oriented Development Plan envisions:

*Downtown Honolulu will continue to be the region's premier employment center with a substantial residential population and easy access to stores and everyday amenities. An accessible and activated waterfront with promenades and community uses, a vibrant, historic Chinatown, and a new high-intensity mixed-use Iwilei district as an extension of Downtown, will create a new image for Downtown Honolulu.*

The Downtown TOD Plan expresses community character for the Iwilei and Liliha area:

*The most transformative vision for TOD in the planning area is the new high-intensity mixed-use Iwilei district. This new full-service urban neighborhood includes residences, public facilities, and neighborhood services, including retail, entertainment and restaurant uses. It serves as an extension of Downtown and a transition to the Kalihi area. A network of new streets provides better access to the transit station, and better connects the area to the waterfront and to Downtown.*

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ARCHITECTURE // CIVIL ENGINEERING // INTERIOR DESIGN // PLANNING & ENVIRONMENT

Looking toward the future potential with the passage of Resolution 20-120 CD1, the owners of the Liliha Square Shopping Center and condominium complex are very supportive of the City's vision and long-range planning for transit-oriented development. Their property lies at the center of a vital area on the edge of Iwilei, Chinatown, and the transition zone to the Kalihi area. In the long range, the Liliha Square lands must tie together and revitalize these areas.

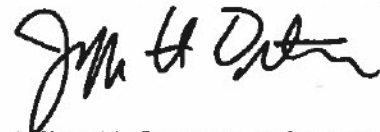
Plans are to renew and enhance the Liliha Square property under the amended TOD provisions with new residences, and the continued improvement of their existing community-scale shopping center which provides essential grocery, retail, restaurants and services. With the increased building heights and added density provided with this Resolution, the future urban design context of Liliha Square will evolve into an activated streetscape, including public spaces, landscape and supportive elements for multi-modal transportation by bus, pedestrians and bicyclists.

Of greatest importance for our community, Liliha Square is proposing the creation of a significant scale affordable senior housing development, which is desperately needed in the Liliha area. Our community's senior population is a growing segment of Honolulu's urban core residents, and they seek greater opportunities for affordable housing, particularly in the Iwilei-Liliha-Chinatown neighborhood. This resolution is just one step forward in helping our community continue to grow and refresh itself in this way.

We strongly urge you to pass Resolution 20-120 CD1, so that landowners, planners and designers can each do our parts to help build successful, strong and sustainable communities into the future. Thank you for this opportunity to testify in support of this measure.

Sincerely,

GROUP 70 INTERNATIONAL, INC. (dba G70)



Jeffrey H. Overton, AICP, LEED-AP  
Principal

# Hawai'i Construction Alliance

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July 16, 2020

The Honorable Ron Menor, Chair  
The Honorable Tommy Waters, Vice Chair  
and Members  
Committee on Zoning, Planning and Housing  
530 South King Street  
Honolulu, Hawai'i 96813

**RE: SUPPORT for Resolution 20-120 Amending the Downtown Neighborhood Transit-Oriented Development Plan**

Dear Chair Menor, Vice Chair Waters, and members:

The Hawai'i Construction Alliance is comprised of the Hawai'i Regional Council of Carpenters; the Operative Plasterers' and Cement Masons' Union, Local 630; International Union of Bricklayers & Allied Craftworkers, Local 1; the Laborers' International Union of North America, Local 368; and the Operating Engineers, Local Union No. 3. Together, the member unions of the Hawai'i Construction Alliance represent 15,000 working men and women in the basic crafts of Hawai'i's construction industry.

We write in strong support for Reso 20-120 that amends the TOD plan to allow affordable housing projects to build up to 400 feet in height and increases the FAR to 4.5.

The amendment will allow the owners to assess how to best use their properties for future development, permits them to begin to create plans for the parcels and to begin to look at how to finance projects to add more affordable housing stock for Honolulu.

Honolulu has a shortage of both workforce and senior housing, these projects will help fill the gap, as both Waena and Kukui Gardens are under a 65 year condition to keep rents affordable, and the residents at Liliha Square are all working class families.

The Liliha/Palama area is undergoing revitalization. Mayor Wright housing, another project currently working its way through the zoning process, is located across the street from these parcels, and Palama Settlement is planning to revitalize their facilities sometime in the future.

Therefore we would sincerely appreciate the committee's favorable action on Resolution 20-120.

Mahalo,

A handwritten signature in black ink, appearing to read "Nathaniel Kinney". The signature is fluid and cursive, with the first name "Nathaniel" written in a larger, more prominent script than the last name "Kinney".

Nathaniel Kinney  
Executive Director  
Hawai'i Construction Alliance  
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